



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: NOVEMBER 25, 2013

ITEM NUMBER: PH-1

SUBJECT: PLANNING APPLICATION PA-13-24/PARCEL MAP PM-13-157 FOR A DESIGN REVIEW AND SUBDIVISION MAP FOR AN ATTACHED TWO-UNIT COMMON INTEREST DEVELOPMENT AT 160 E. 19TH STREET

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: MEL LEE, SENIOR PLANNER

DATE: NOVEMBER 15, 2013

FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP (714) 754-5611
mel.lee@costamesaca.gov

DESCRIPTION

The proposed project involves the following:

- 1) Design Review to construct two, two-story, attached residential units as part of a residential common interest development.
- 2) A tentative parcel map to facilitate the subdivision of the property into a common interest development. The subdivision will allow the units to be sold independent of one another.

APPLICANT

Rudy Morales is the authorized agent for South Pointe Equities, LLC, the property owner.

RECOMMENDATION

Approve by adoption of Planning Commission resolution, subject to conditions.

PLANNING APPLICATION SUMMARY

Location: 160 E. 19th Street Application: PA-13-24 & PM-13-157

Request: Construct two, two-story attached residential units and a tentative parcel map.

SUBJECT PROPERTY:

Zone: R2-MD
 General Plan: Medium Density Residential
 Lot Dimensions: 50 FT x 137.63 FT
 Lot Area: 6,881 SF
 Existing Development: Single-Family Dwelling (to be demolished)

SURROUNDING PROPERTY:

North: Surrounding properties
 South: are zoned
 East: residential and contain
 West: residential uses.

DEVELOPMENT STANDARD COMPARISON

| <u>Development Standard</u> | <u>Required/Allowed</u> | <u>Proposed/Provided</u> |
|---|--|--|
| Lot Size: | | |
| Lot Width | 100 FT | 50 FT (1) |
| Lot Area | 12,000 SF | 6,881 SF (1) |
| Density: | | |
| Zone | 1 du/3,000 SF (2) | 1 du/3,440 SF |
| General Plan | 1 du/3,000 SF (3) (Max 2 Units) | 1 du/3,440 SF (Max 2 Units) |
| Building Coverage (Development Lot): | | |
| Buildings | NA | 3,060 SF (44.5%) |
| Paving | NA | 968 SF (14%) |
| Open Space | 2,752 SF (40%) | 2,853 SF (41.5%) |
| TOTAL | | 6,881 SF (100%) |
| Building Height: | 2 Stories/27 FT | 2 Stories/26.25 FT |
| Chimney Height | 29 FT | NA |
| First Floor Area (Including Garages) | NA | 1,530 SF (Bldgs A & B) |
| Second Floor Area | NA | 1,082 SF (Bldgs A & B) |
| 2 nd Floor% of 1 st Floor (2) | 80% | 70.7% (Bldgs A & B) |
| Rear Yard Lot Coverage | 25% (285 SF) | 9% (108 SF) |
| Setbacks | | |
| Front | 20 FT | 20 FT |
| Side (right/left) | 5 FT/ 5 FT (1 Story) 10 FT Avg. (2 Story) | 5 FT/5 FT (1 Story Bldgs A & B) 10 FT/10 FT (2 Story Bldgs A & B) |
| Rear | 10 FT (1 Story) 20 FT (2 Story) | 28 FT (1 Story To Garage Bldg B) 33 FT (2 Story Bldg B) |
| Parking: | | |
| Covered | 4 | 4 |
| Open | 4 | 4 |
| TOTAL | 8 Spaces | 8 Spaces |
| Driveway Width | 28.5 FT Max | 16 FT (Bldgs A & B) |
| Interior garage dimension | 20 FT | 20 FT |
| Building Separation | NA | NA |
| Landscape Parkway | NA | NA |
| NA = Not Applicable or No Requirement | | |
| (1) The property is legal nonconforming | | |
| (2) Legal lots existing as of March 16, 1992 that are less than 7,260 square feet in area but not more than 6,000 square feet in area may have a dwelling unit density of one unit per 3,000 square feet of lot area. | | |
| (3) The General Plan stipulates that legal lots existing as of March 16, 2000 that are less than 7,260 square feet in area but not more than 6,000 square feet in area may contain two dwelling units | | |
| CEQA Status | Exempt, Class 3 (New Construction) | |
| Final Action | Planning Commission | |

BACKGROUND

Project Site/Environs

The property is located on the south side of East 19th Street, between Orange and Fullerton Avenues. The site is currently developed with a single-family residence that will be demolished as part of the project. The property is zoned R2-MD, which allows a maximum of two dwelling units on the property.

ANALYSIS

Planning Application PA-13-24

Design Review

The proposed project involves the construction of two, two-story attached residential units on the property. A summary of the units is below:

| | CONDO A | CONDO B |
|---------------------------------------|-----------------------------|----------------|
| # of Bedrooms/Bathrooms | 4 Beds/3 Baths | 4 Beds/3 Baths |
| Unit SF (Excluding Garage) | 2,190 SF | 2,190 SF |
| No. of Garage Spaces | Two-Car Garage Spaces | |
| No. of Open Parking Spaces | Two Open Spaces | |
| Total Parking Spaces (Entire Site) | 8 Parking Spaces (Per Code) | |

With regard to the design review, staff notes the following:

- **Residential Design Guidelines.**

The design guidelines are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. The proposed project contains many elements desired by the Residential Design Guidelines including differing roof forms and elevations achieved through the variation of building planes and the application of covered porches and balconies at the front building facades. Bay windows and differing planes have been introduced at the side elevations to enhance the architectural interest of the side elevations. A condition of approval has been incorporated requiring the upper-level windows on the building elevations to be smaller view-obscuring windows and be offset to avoid direct lines of sight into any abutting second-story windows abutting the project.

- **The project features quality construction and materials.** The exterior elevations of the proposed structures will consist of a combination of stucco and wood shaker shingles, with a stone veneer base and composition shingle roofing. Where walls on adjacent properties already exist, the applicant is required to work with the adjacent property owners to prevent side-by-side walls with gaps in between them.

- Proposal involves redevelopment of a single-family property into multi-family ownership housing within the General plan density limits. The proposal involves additional ownership housing to the City's housing stock. This is consistent with Land Use Element Policy LU-1A.4 to strongly encourage the development of ownership housing to improve the imbalance between renter- and owner-occupied housing in the City. The project is subject to the payment of park fees.
- Project will comply with Code-required parking. Code-required parking is based on the number of bedrooms for common-interest development in the R2-MD zone. Code requires a total of 8 standard parking spaces for this development; the submitted plans indicate 8 standard parking spaces.
- The proposed project is consistent with the General Plan/Zoning Code with regard to use, density and intensity. The existing lot size would allow development of a two-unit attached residential development consistent with the medium-density zoning district standards.

Parcel Map PM-13-157

The applicant proposes a parcel map to allow the units to be sold separately. The map is consistent with City codes and the State Subdivision Map Act. Approval of the map will facilitate a small lot subdivision for ownership purposes so each unit may be sold separately.

Expiration of Projects

Per City Code, planning application approvals are valid for one year unless renewed. Per the State Subdivision Map Act, tentative tract map approvals are valid for 24 months. As a result, staff has incorporated a condition of approval allowing the planning application expiration to coincide with the expiration of the respective map; in other words, the planning application and map would expire in 24 months (November 2015). After the initial 24-month period, a time extension for these applications would be required to be processed for another 12-month period.

Number of Construction Jobs

According to the applicant, the project will generate 18 construction jobs.

ENVIRONMENTAL DETERMINATION

If the request is approved, it would be exempt from the provisions of the California Environmental Quality Act under Section 15303 for New Construction. If the request is denied, it is exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15270(a) for projects which are disapproved.

GENERAL PLAN CONFORMITY

As discussed earlier, the property has a general plan designation of Medium Density Residential. Under this designation two units are allowed and two units are proposed.

Therefore, if approved, the use and density would conform to the City's General Plan. Also, as noted earlier, the project is consistent with General Plan Goal LU-1A.4 which encourages additional home ownership opportunities in the City.

ALTERNATIVES

The Planning Commission has the following alternatives:

1. Approve the project, subject to the recommended conditions of approval.
2. Deny the project. If the project were denied, the applicant could not submit substantially the same type of application for six months.

CONCLUSION

It is staff's opinion that the development, as conditioned, satisfies the intent Residential Design Guidelines and is therefore is consistent with the General Plan and applicable Zoning Code sections. Therefore, staff recommends approval of the project.



MEL LEE, AICP
Senior Planner



GARY ARMSTRONG, AICP
Economic & Development Services Director /
Deputy CEO

- Attachments:
1. Draft Resolutions
 2. Applicant's Description of the Use
 3. Site Photos
 4. Location Map and Plans

cc:

Director of Economic & Development / Deputy CEO
Sr. Deputy City Attorney
Public Services Director
City Engineer
Transportation Services Manager
Fire Protection Analyst
Staff (4)
File (2)

South Pointe Equities, LLC
Attn: Rudy Morales
29379 Rancho California Road, Suite 106
Temecula, CA 92591

RESOLUTION NO. PC-13-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-13-24 AND PARCEL MAP PM-13-127 FOR AN ATTACHED 2-UNIT RESIDENTIAL COMMON INTEREST DEVELOPMENT AT 160 EAST 19TH STREET

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Rudy Morales, authorized agent for South Pointe Equities LLC, owner of real property located at 160 East 19th Street, for the following:

- Design Review to construct two, two-story, residential units as part of a residential common interest development.
- A tentative parcel map to facilitate the subdivision of the property into a common interest development. The subdivision will allow the units to be sold independent of one another.

WHEREAS, a duly noticed public hearing held by the Planning Commission on November 25, 2013, with all persons having the opportunity to speak and be heard for and against the proposal;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit A and subject to the conditions of approval contained within Exhibit B, the Planning Commission hereby **APPROVES** Planning Application PA-13-24 and Parcel Map PM-13-157.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application PA-13-24 and Parcel Map PM-13-157 and upon applicant's compliance with each and all of the conditions in Exhibit B, and compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the project, or if the applicant fails to comply with any of the conditions of approval.

PASSED AND ADOPTED this 25th day of November, 2013.

Jim Fitzpatrick Chair,
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Claire Flynn, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on November 25, 2013 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Secretary, Costa Mesa
Planning Commission

EXHIBIT A

FINDINGS

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:
1. The proposed use is compatible and harmonious with uses on surrounding properties.
 2. Safety and compatibility of the design of the parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
 3. The project, as conditioned, is consistent with the General Plan.
 4. The planning application is for a project-specific case and does not establish a precedent for future development.
- B. The project complies with the purpose and intent of the City of Costa Mesa Zoning Code and meets the purpose and intent of the residential design guidelines, which are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. This design review includes site planning, preservation of overall open space, landscaping, appearance, mass and scale of structures, location of windows, varied roof forms and roof plane breaks, and any other applicable design features.

Additional facts and findings are as follows:

- Residential Design Guidelines. The design guidelines are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. The proposed project contains many elements desired by the Residential Design Guidelines including differed roof forms and elevations achieved through the variation of building planes and the application of covered porches and balconies at the front building facades. Bay windows and differing planes have been introduced at the side elevations to enhance the architectural interest of the side elevations. A condition of approval has been incorporated requiring the upper-level windows on the building elevations to be smaller view-obscuring windows and be offset to avoid direct lines of sight into any abutting second-story windows abutting the project.
- The project features quality construction and materials. The exterior elevations of the proposed structures will consist of a combination of stucco and wood shaker shingles, with a stone veneer base and composition shingle roofing. Where walls on adjacent properties already exist, the applicant is required to work with the adjacent property owners to prevent side-by-side walls with gaps in between them.

- Proposal involves redevelopment of a single-family property into multi-family ownership housing within the General plan density limits. The proposal involves additional ownership housing to the City's housing stock. This is consistent with Land Use Element Policy LU-1A.4 to strongly encourage the development of ownership housing to improve the imbalance between renter- and owner-occupied housing in the City. The project is subject to the payment of park fees.
 - Project will comply with Code-required parking. Code-required parking is based on the number of bedrooms for common-interest development in the R2-MD zone. Code requires a total of 8 standard parking spaces for this development; the submitted plans indicate 8 standard parking spaces. Additionally, the proposed garages will feature a minimum 20-foot x 20-foot interior dimensions as required by Code.
 - The proposed project is consistent with the General Plan/Zoning Code with regard to use, density and intensity. The existing lot size would allow development of a two-unit attached residential development consistent with the medium-density zoning district standards.
- C. The subdivision of the property for residential ownership is consistent with the purpose and intent of the City's General Plan and Zoning Code.
- D. The proposed use of the subdivision is for residential ownership purposes which is compatible with the objectives, policies, general plan land use designation, and programs specified in the City of Costa Mesa 2000 General Plan.
- E. The subject property is physically suitable to accommodate Parcel Map PM-13-157 in terms of type, design, and density of development, and will not result in substantial environmental damage nor public health problems, based on compliance with the purpose and intent of the City's Zoning Code and General Plan.
- F. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by Government Code Section 66473.1.
- G. The subdivision will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights-of-way and/or easements within the subdivision.
- H. The discharge of sewage from this subdivision into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000 of the Water Code).
- I. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines; and the City environmental procedures, and has been found to be exempt from CEQA under Section 15303 for New Construction.

- J. The project is exempt from Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT B

CONDITIONS OF APPROVAL

- Plng.
1. The conditions of approval, code requirements, and special district requirements of PA-13-27 and PM-13-157 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
 2. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc., shall be blueprinted on the site plan and on all floor plans in the working drawings.
 3. No modification(s) of the approved building elevations including, but not limited to, changes that increase the building height, removal of building articulation, or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. Failure to obtain prior Planning Division approval of the modification could result in the requirement of the applicant to (re)process the modification through a discretionary review process such as a minor design review or a variance, or in the requirement to modify the construction to reflect the approved plans.
 4. Upper level windows shall be smaller view-obscuring windows and shall be offset to avoid direct lines of sight into abutting second-story windows abutting the project.
 5. The developer shall contact the Planning Division to arrange a Planning inspection of the site prior to the release of occupancy. This inspection is to confirm that the Planning Division conditions of approval and code requirements have been satisfied.
 6. Prior to issuance of building permits, developer shall contact the U.S. Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.
 7. The developer shall contact the current cable service provider prior to issuance of building permits to arrange for pre-wiring for future cable communication service.
 8. It is recommended that the project incorporate green building design and construction techniques where feasible. The applicant may contact the Building Safety Division at (714) 754-5273 for additional information.
 9. The expiration of Planning Application PA-13-24 shall coincide with the expiration of Parcel Map PM-13-157; therefore, both applications shall be valid for 24 months from the date of the resolution. It should be noted that a request for a 12-month time extension must be made prior to the expiration date and must reference both applications.
 10. Permanent masonry wall(s) shall be constructed along the interior side and rear property lines of the development lot at a minimum height of 7 feet as measured from the highest adjacent grade. The perimeter walls shall have a finished quality on both sides. Where walls on adjacent properties already exist, the applicant shall work with the adjacent property owner(s) to prevent side-by-side walls with gaps in between them. The Development Services Director may approve other alternative design and opaque materials for the perimeter walls.
 11. Fences or walls interior to the project shall be a minimum of 6 feet in height.
 12. Prior to issuance of building permits, the building plans shall demonstrate that

all units are equipped with a mechanical ventilation system that will properly filter the indoor air. The ventilation system can be a component of the air conditioning system with the distinction being that clean, ventilated air flow does not necessarily need coolant.

13. Prior to issuance of building permits, the developer shall provide the Conditions, Covenants, and Restrictions (CC&Rs) reflecting a Maintenance Agreement to the Development Services Director and City Attorney's office for review. The CC&Rs must be in a form and substance acceptable to, and shall be approved by the Development Services Director and City Attorney's office. The formation of a Homeowner's Association is not required. Subject to the Development Services Director's approval, the CC&Rs will contain provisions for architectural review and approval by an unincorporated HOA and that disagreements be resolved through arbitration.
14. All units are required to maintain a two-car garage. Residents shall park vehicles in garage spaces. Storage of other items may occur only to the extent that vehicles may still be parked within the require garage spaces.
15. Developer shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of (1) City's approval of the project, including but not limited to any proceeding under the California Environmental Quality Act. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section.
16. The subject property's ultimate finished grade level may not be filled/raised unless necessary to provide proper drainage, and in no case shall it be raised in excess of 30 inches above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable on-site stormwater flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public stormwater facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties.
17. Demolition permits for existing structure(s) shall be obtained and all work and inspections completed prior to final building inspections. Applicant is notified that written notice to the Air Quality Management District may be required ten (10) days prior to demolition.
- Eng. 18. Maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and promptly remove any spillage from the public right-of-way by sweeping or sprinkling.

RESOLUTION NO. PC-13-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA DENYING PLANNING APPLICATION
PA-13-24 AND PARCEL MAP PM-13-157 FOR AN
ATTACHED 2-UNIT RESIDENTIAL COMMON INTEREST
DEVELOPMENT AT 160 EAST 19TH STREET**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY
RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Rudy Morales, authorized agent for South
Pointe Equities LLC, owner of real property located at 160 East 19th Street, for the
following:

- Design Review to construct two, two-story, residential units as part of a
residential common interest development
- A tentative parcel map to facilitate the subdivision of the property into a common
interest development. The subdivision will allow the units to be sold independent
of one another.

WHEREAS, a duly noticed public hearing held by the Planning Commission on
November 5, 2013, with all persons having the opportunity to speak and be heard for
and against the proposal;

BE IT RESOLVED that, based on the evidence in the record and the findings
contained in Exhibit A, the Planning Commission hereby **DENIES** Planning Application
PA-13-24 and Parcel Map PM-13-157.

PASSED AND ADOPTED this 25th day of November, 2013.

Jim Fitzpatrick, Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Claire Flynn, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on November 25, 2013, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Secretary, Costa Mesa
Planning Commission

EXHIBIT A

FINDINGS (DENIAL)

- A. The proposed project does not comply with Costa Mesa Municipal Code Section 13-29(e) because:
 - 1. A compatible and harmonious relationship does not exist between the proposed use and existing buildings, site development, and uses on surrounding properties.
 - 2. The proposed project does not comply with the performance standards as prescribed in the Zoning Code.
 - 3. The proposed project is not consistent with the General Plan or Zoning Code.
- B. The information presented does not comply with Costa Mesa Municipal Code Section 13-29(14) in that the project does not meet the purpose and intent of the Residential Design Guidelines, which are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. This design review includes site planning, preservation of overall open space, landscaping, appearance, mass and scale of structures, location of windows, varied roof forms and roof plane breaks, and any other applicable design features.
- C. The subdivision of the property for residential ownership is not consistent with the City's General Plan and Zoning Code.
- D. The Costa Mesa Planning Commission has denied Planning Application PA-13-24 and Parcel Map PM-13-157. Pursuant to Public Resources Code Section 21080(b)(5) and CEQA Guidelines Section 15270(a) CEQA does not apply to this project because it has been rejected and will not be carried out.
- E. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

South Pointe Equities, LLC

August 01, 2013

Re: 160 E. 19th Street
Costa Mesa, CA 92627

We are proposing to submit plans for proposed 2 condominium units- attached units shall be 2-story with a 2-car attached garage. Enclosed is a tentative parcel map for condominium purposes showing a proposed condominium map. Also, we're applying for a minor design review without any deviations from the City standards as follows.

2-story structure complies with all city design ordinances. Second floor is 80% of first floor, second story side yard setback is of 10'-0". We also provide architectural relief to both side elevations of structure.

Sincerely,



Rudy Morales
SOUTH POINTE EQUITIES, LLC

Architectural Designer
C/ 760.468.2499
O/ 951.677.6387
F/ 951.676.5773
Rudy@SouthPointeEquities.com

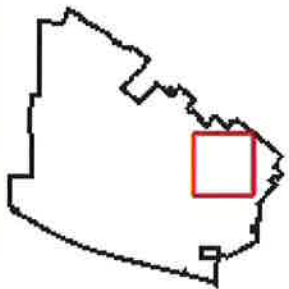
Site Photo – 19th Street Property Frontage



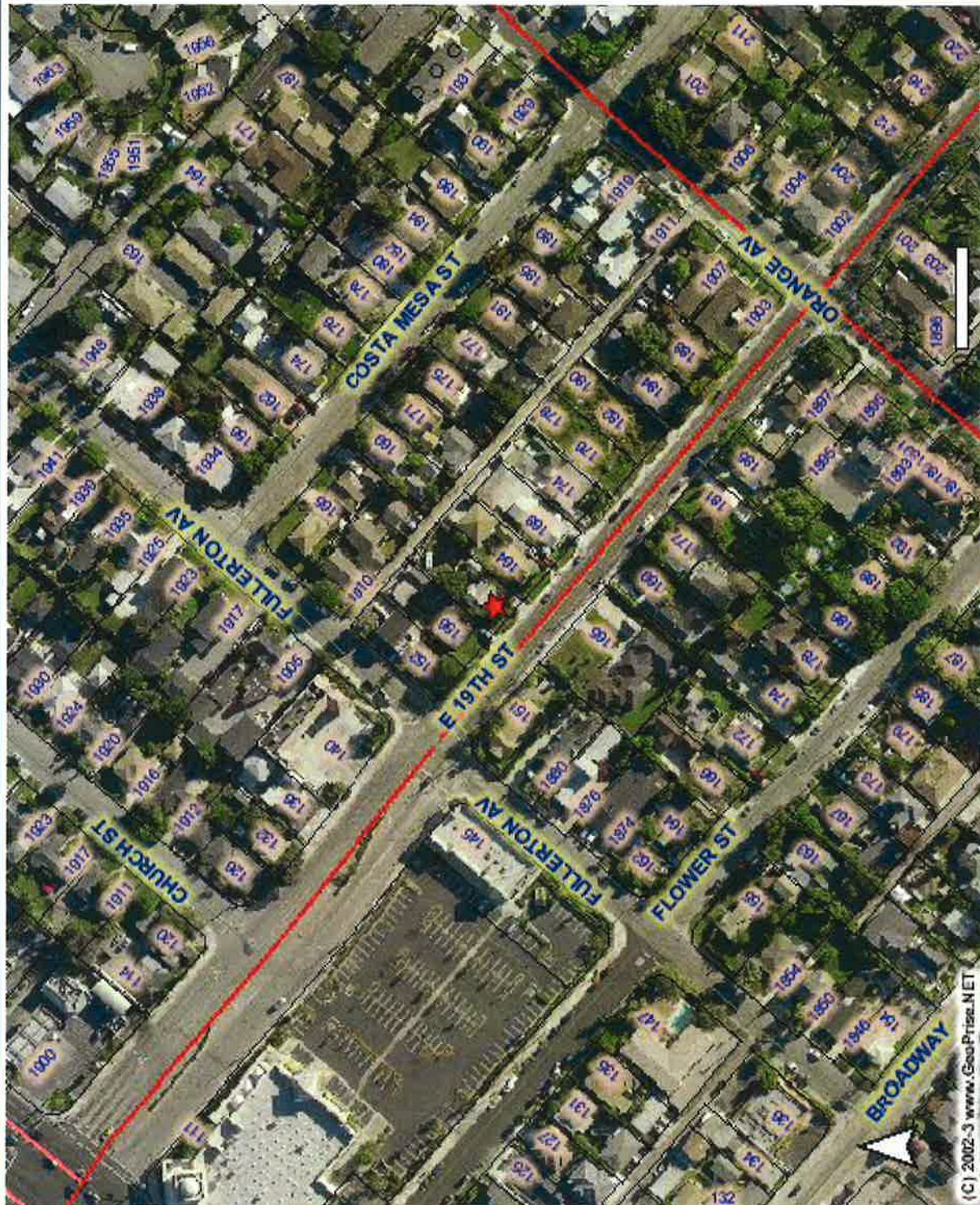
Site Photo – Alley Property Frontage



Overview Map



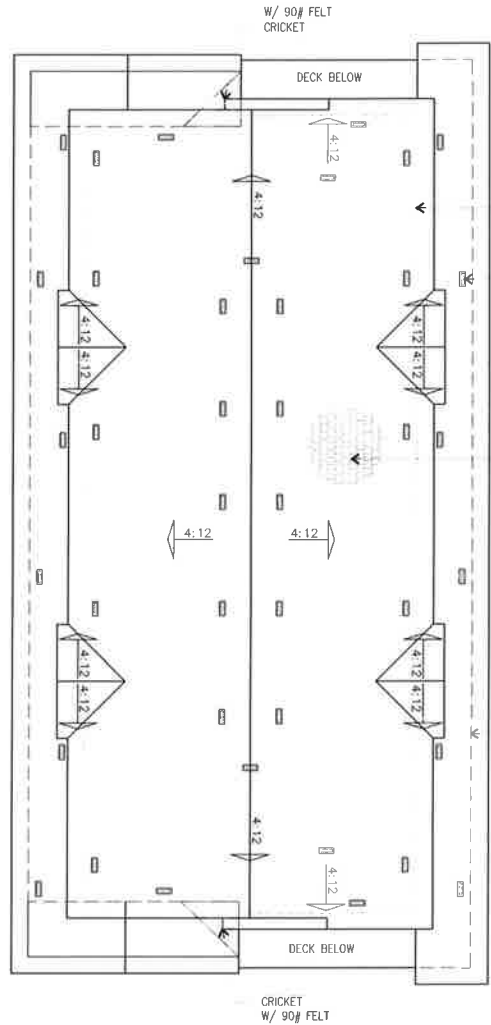
Map Display



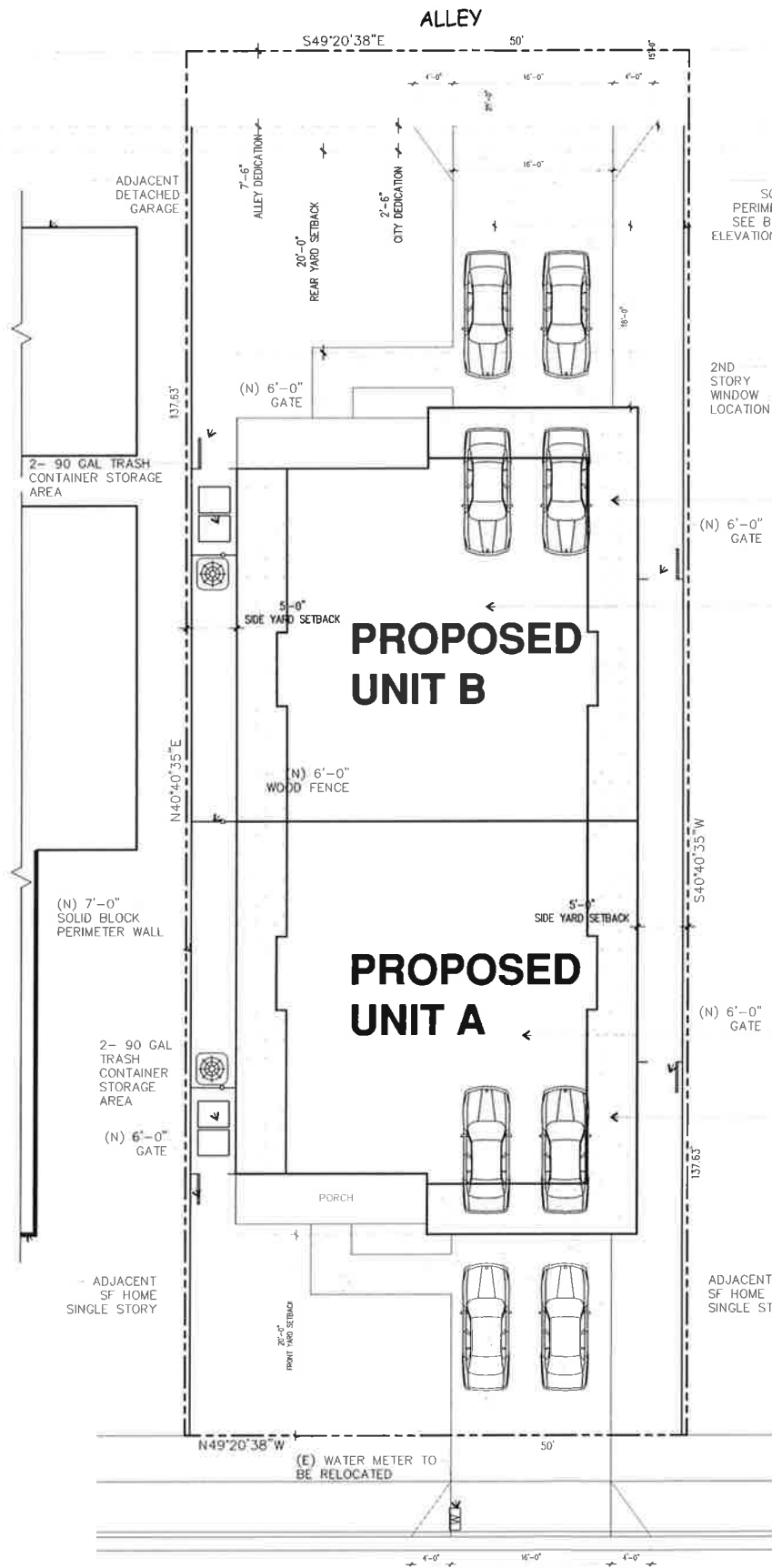
Legend

- | | | | |
|----------------|-----------|---------------------|--------------------|
| Address Small | Primary | Street Names | Street Centerlines |
| Address Points | SECONDARY | Freeway | |
| Freeway | Hydrology | Collector | |
| Roads | Channels | Freeway | |
| Collector | | Major | |
| Freeway | | Newport Blvd (cont) | |





ROOF PLAN
1/8" = 1'-0"



SITE PLAN
1/8" = 1'-0"

| | | |
|--|-----------------|-------------|
| JOB ADDRESS | | |
| 160 E 19TH STREET, COSTA MESA, CA 92627 | | |
| PROJECT SUMMARY | | |
| LEGAL DESCRIPTION | | |
| APN # | 428-031-03 | |
| LOT # | 172 | |
| P.M. | NEWPORT HEIGHTS | |
| BLOCK | | |
| OCCUPANCY | | |
| GROUP | | |
| CONSTRUCTION | | |
| TYPE | VB | SPRINKLERED |
| LOT SIZE | | |
| RECTANGULAR | 6881 S.F. | |
| ZONING | | |
| COSTA MESA | R2-MD | |
| BUILDING FLOOR AREA CALCULATIONS | | |
| UNIT A | | |
| NEW 1ST FLOOR | 1,108 S.F. | |
| NEW 2ND FLOOR | 1,082 S.F. | |
| NEW LIVING AREA | 2,190 S.F. | |
| UNIT B | | |
| NEW 1ST FLOOR | 1,108 S.F. | |
| NEW 2ND FLOOR | 1,082 S.F. | |
| NEW LIVING AREA | 2,190 S.F. | |
| HEIGHT OF BUILDING | | |
| TWO STORY (27'-0" MAX) | | |
| UNIT A | | |
| 26'-4" | | |
| UNIT B | | |
| 26'-4" | | |
| OUTDOOR LIVING AREAS | | |
| UNIT A | | |
| FRONT PORCH | 95 S.F. | |
| DECK | 80 S.F. | |
| UNIT B | | |
| FRONT PORCH | 95 S.F. | |
| DECK | 80 S.F. | |
| TOTAL | 350 S.F. | |
| ATTACHED GARAGE | | |
| NEW GARAGE | | |
| UNIT A | 422 S.F. | |
| UNIT B | 422 S.F. | |
| DWELLING UNITS | | |
| UNIT A | | |
| 4 BEDROOMS, 3 BATHS, | | |
| ATTACHED 2 CAR GARAGE | | |
| UNIT B | | |
| 4 BEDROOMS, 3 BATHS, | | |
| ATTACHED 2 CAR GARAGE | | |
| 1ST & 2ND FLOOR RATIO (2ND MUST BE 80% OF 1ST) | | |
| BUILDING A | | |
| 1ST FLOOR AREA | 1,108 S.F. | |
| GARAGE | 422 S.F. | |
| TOTAL | 1,530 S.F. | |
| | x | 80% |
| ALLOWABLE 2ND FLOOR | 1,224 S.F. | |
| 2ND FLOOR AREA | 1,082 S.F. | |
| BUILDING B | | |
| 1ST FLOOR AREA | 1,108 S.F. | |
| GARAGE | 422 S.F. | |
| TOTAL | 1,530 S.F. | |
| | x | 80% |
| ALLOWABLE 2ND FLOOR | 1,224 S.F. | |
| 2ND FLOOR AREA | 1,082 S.F. | |
| LOT COVERAGE | | |
| AREA S.F. | PERCENTAGE | |
| LOT AREA | 6,881.00 | |
| BUILDING A OUTLINE | 1,530.00 | 22.24% |
| BUILDING B OUTLINE | 1,530.00 | 22.24% |
| DRIVEWAYS & OPEN PARKING | 988.00 | 14.07% |
| TOTAL | 4,028.00 | 58.54% |
| OPEN SPACE | | |
| 2,853.00 | 41.46% | |
| SCOPE OF WORK | | |
| DEMO (E) SINGLE FAMILY DWELLING. | | |
| CONSTRUCT (N) ATTACHED CONDOMINIUMS WITH ATTACHED 2-CAR GARAGE. UNITS WILL HAVE 4 BEDROOMS, 3 BATHS. | | |
| NOTES | | |
| 1. TWO OUTDOOR PARKING SPACES ARE PROVIDED PER DWELLING UNIT; SEE SITE PLAN FOR LOCATIONS. | | |
| 2. CONSTRUCTION OF TWO CONDOMINIUM UNITS IS ESTIMATED TO GENERATE A NUMBER OF 18 CONSTRUCTION JOBS. | | |

South Pointe Equities, LLC
Developing Real Estate Solutions
www.SouthPointeEquities.com
951-676-2773
CI 760.468.2499
RUDY@SOUTHPOINTEEQUITIES.COM

RUDY MORALES
DESIGNER

| REVISIONS | | |
|-----------|------|---------|
| NO. | DATE | REMARKS |
| | | |

PROJECT TITLE
NEW HOMES

JOB ADDRESS
160 19TH STREET
COSTA MESA, CA 92627

LEGAL DESCRIPTION
APN- 42803103
LOT - 172
P.M.- NEW PORT HEIGHTS
BLOCK -

OWNER
SOUTH POINTE EQUITIES LLC
29378 RANCHO CALIFORNIA RD.
STE. 106 TEMECULA, CA 92591
Tel: 951-676-2773

| | |
|-------------|----------|
| JOB NO.: | 2013-013 |
| DATE: | 11/01/13 |
| DRAWN BY: | RM |
| CHECKED BY: | RM |

DRAWING SHEET

A101

DOOR AND FRAME SCHEDULE

| WINDOW SCHEDULE | | | | | |
|-----------------|-------|--------|-------------|----------|------------|
| MARK | SIZE | | TYPE | MATERIAL | REMARKS |
| | WIDTH | HEIGHT | | | |
| 1 | 2'-6" | 4'-6" | SINGLE HUNG | WNTL | TE MPERE D |
| 2 | 2'-6" | 4'-6" | SINGLE HUNG | WNTL | TE MPERE D |
| 3 | 2'-6" | 4'-6" | SINGLE HUNG | WNTL | TE MPERE D |
| 4 | 2'-6" | 4'-6" | SINGLE HUNG | WNTL | TE MPERE D |
| 5 | 5'-0" | 5'-0" | SLIDER | WNTL | TE MPERE D |
| 6 | 5'-0" | 5'-0" | SLIDER | WNTL | -- |
| 7 | 5'-0" | 5'-0" | SLIDER | WNTL | -- |
| 8 | 5'-0" | 5'-0" | SLIDER | WNTL | TE MPERE D |
| 9 | 2'-6" | 4'-6" | SINGLE HUNG | WNTL | TE MPERE D |
| 10 | 2'-6" | 4'-6" | SINGLE HUNG | WNTL | TE MPERE D |
| 11 | 2'-6" | 4'-6" | SINGLE HUNG | WNTL | TE MPERE D |
| 12 | 2'-6" | 4'-6" | SINGLE HUNG | WNTL | TE MPERE D |
| 13 | 5'-0" | 5'-0" | SLIDER | WNTL | -- |
| 14 | 4'-0" | 5'-0" | SLIDER | WNTL | -- |
| 15 | 4'-0" | 5'-0" | SLIDER | WNTL | -- |
| 16 | 5'-0" | 5'-0" | SLIDER | WNTL | -- |

DOOR AND FRAME SCHEDULE

| WINDOW SCHEDULE | | | | | |
|-----------------|-------|--------|-------------|----------|----------|
| MARK | SIZE | | TYPE | MATERIAL | REMARKS |
| | WIDTH | HEIGHT | | | |
| 1 | 5'-0" | 2'-0" | PICTURE | WYNL | TEMPERED |
| 2 | 2'-0" | 2'-0" | PICTURE | WYNL | TEMPERED |
| 3 | 6'-0" | 2'-0" | SINGLE HUNG | WYNL | TEMPERED |
| 4 | 5'-0" | 5'-0" | SUBER | WYNL | |
| 5 | 5'-0" | 5'-0" | SUBER | WYNL | |
| 6 | 6'-0" | 2'-0" | SINGLE HUNG | WYNL | TEMPERED |
| 7 | 2'-0" | 2'-0" | PICTURE | WYNL | TEMPERED |
| 8 | 5'-0" | 2'-0" | PICTURE | WYNL | TEMPERED |
| 9 | 3'-0" | 5'-0" | SINGLE HUNG | WYNL | TEMPERED |
| 10 | 5'-0" | 5'-0" | SINGLE HUNG | WYNL | TEMPERED |
| 11 | 5'-0" | 5'-0" | SUBER | WYNL | |
| 12 | 5'-0" | 5'-0" | SUBER | WYNL | |
| 13 | 5'-0" | 5'-0" | SINGLE HUNG | WYNL | TEMPERED |
| 14 | 5'-0" | 5'-0" | SINGLE HUNG | WYNL | TEMPERED |

| MARK | SIZE | | TYPE | MATERIAL | REMARKS |
|------|-------|--------|-------------|----------|----------|
| | WIDTH | HEIGHT | | | |
| 1 | 3'-0" | 2'-0" | PICTURE | WVNL | TEMPERED |
| 2 | 3'-0" | 2'-0" | PICTURE | WVNL | TEMPERED |
| 3 | 6'-0" | 2'-0" | SINGLE HUNG | WVNL | TEMPERED |
| 4 | 5'-0" | 5'-0" | SIDER | WVNL | |
| 5 | 5'-0" | 5'-0" | SIDER | WVNL | |
| 6 | 6'-0" | 2'-0" | SINGLE HUNG | WVNL | TEMPERED |
| 7 | 6'-0" | 2'-0" | PICTURE | WVNL | TEMPERED |
| 8 | 5'-0" | 2'-0" | PICTURE | WVNL | TEMPERED |
| 9 | 3'-0" | 5'-0" | SINGLE HUNG | WVNL | TEMPERED |
| 10 | 3'-0" | 5'-0" | SINGLE HUNG | WVNL | TEMPERED |
| 11 | 5'-0" | 5'-0" | SIDER | WVNL | |
| 12 | 5'-0" | 5'-0" | SIDER | WVNL | |
| 13 | 5'-0" | 5'-0" | SINGLE HUNG | WVNL | TEMPERED |
| 14 | 5'-0" | 5'-0" | SINGLE HUNG | WVNL | TEMPERED |



FIRST FLOOR PLAN
3/16" = 1'-0"



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RUDY@SOUTHPOINTEEQUITIES.COM

RUDY MORALES
DESIGNER

REVISIONS

[illegible]

PROJECT TITLE

NEW HOMES

JOB ADDRESS

160 19TH STREET
COSTA MESA, CA 92627

LEGAL DESCRIPTION

APN- 42603103

LOT - 172

P.M.- NEW PORT HEIGHTS
BLOCK -

100

OWNER

SOUTH POINTE EQUITIES LLC
29379 RANCHO CALIFORNIA RD
STE. 106 TEMECULA, CA 92591

Tel: 951-676-2773

JOB NO. _____

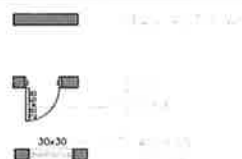
DATE:

DRAWN

CHECK

DRAWING SHEET

LEGEND



WHOLE HOUSE FAN
VENT. CALCS.

A201

ELEVATION NOTES

- A. ROOF:
1. (N) COMP. SHINGLES, SEE SHEET 1101 FOR ROOF SPEC'S
 2. 2x FASCIA BD. WITH 1x TRIM
 3. FLASHING
- B. EXTERIOR FINISH:
1. 7/8" STUCCO FINISH - OVER METAL LATH AND (2) LAYERS OF GRADE D BUILDING PAPER
 2. TRIM CAP AT PILASTER
 3. WOOD RAILING, SEE DTL 14/A502
 4. STONE VENEER BASE
 5. 2x EXPOSED RAFTER TAILS
 6. STAINED WOOD DECK COVERING
 7. SHAKER SHINGLE SIDING- OVER (2) LAYERS OF GRADE D BUILDING PAPER
 8. WOOD OUTRIGGERS
 9. WOOD WINDOW SILL
 10. WOOD TRIM



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RUDY MORALES
DESIGNER

REVISIONS

| NO. | DATE | REMARKS |
|-----|------|---------|
| | | |
| | | |
| | | |

PROJECT TITLE
NEW HOMES

JOB ADDRESS
160 19TH STREET
COSTA MESA, CA 92627

LEGAL DESCRIPTION

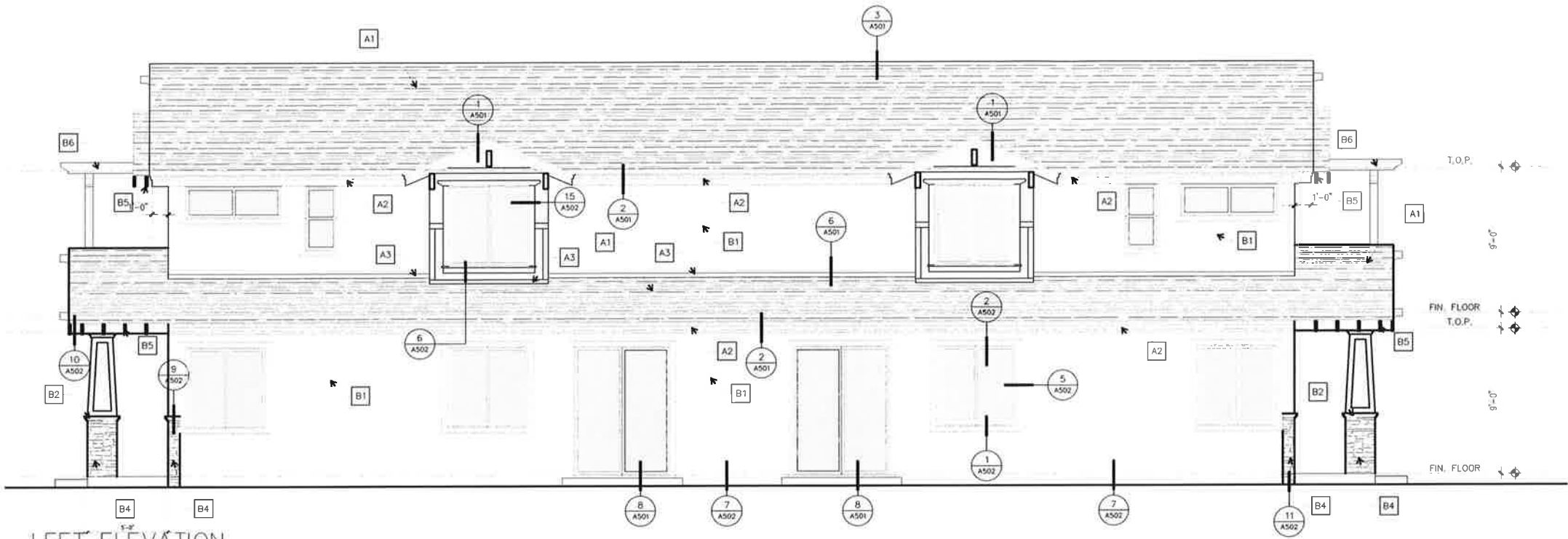
APN- 42603103
LOT - 172
P.M.- NEW PORT HEIGHTS
BLOCK -

OWNER

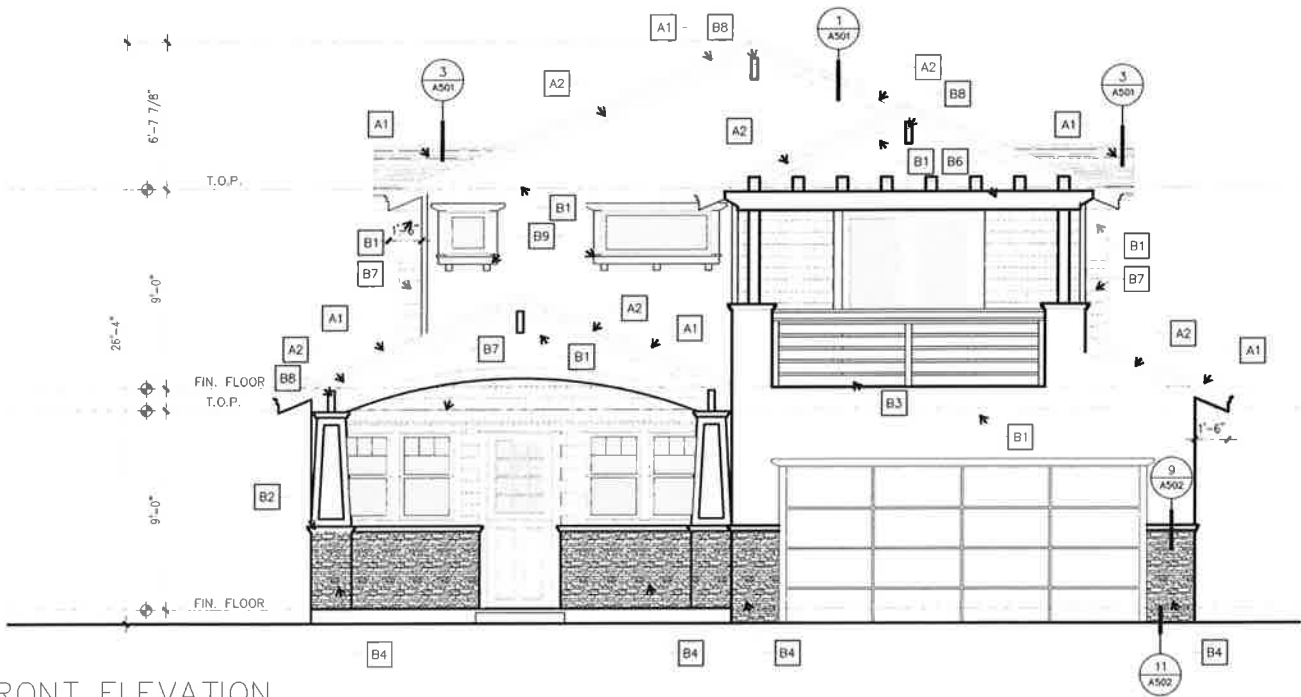
SOUTH POINTE EQUITIES LLC
29379 RANCHO CALIFORNIA RD.
STE. 106 TEMECULA, CA 92591
Tel: 951-676-2773

JOB NO.: 2013-013
DATE: 11/01/13
DRAWN BY: RM
CHECKED BY: RM
DRAWING SHEET

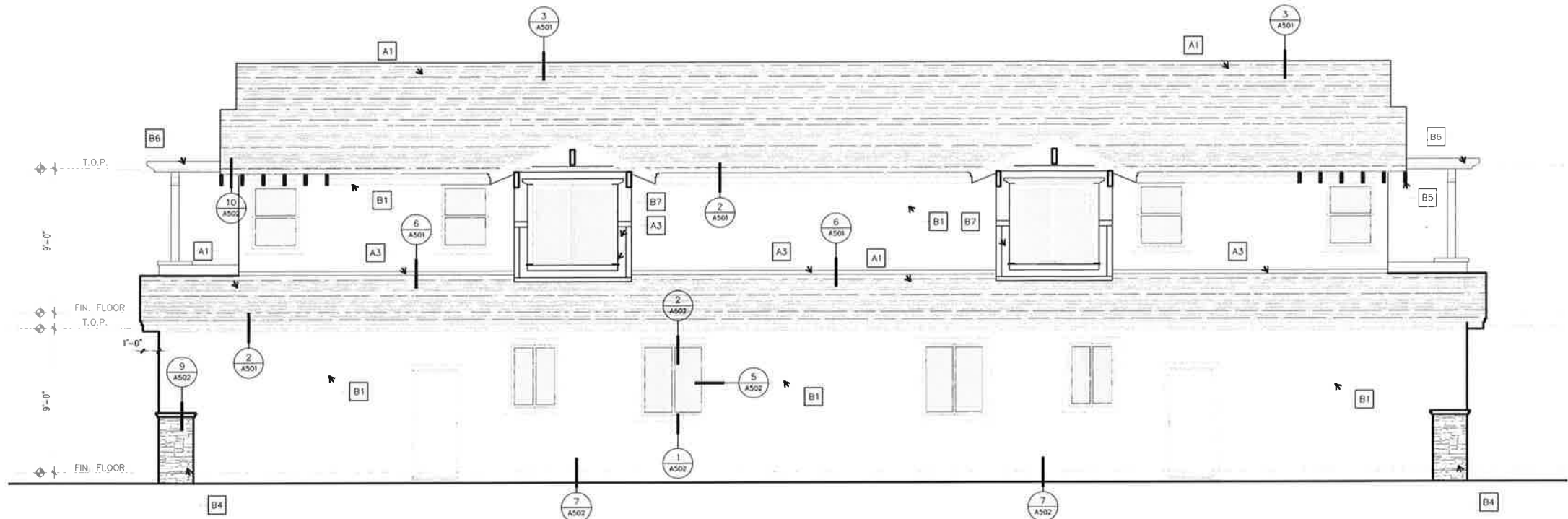
A301



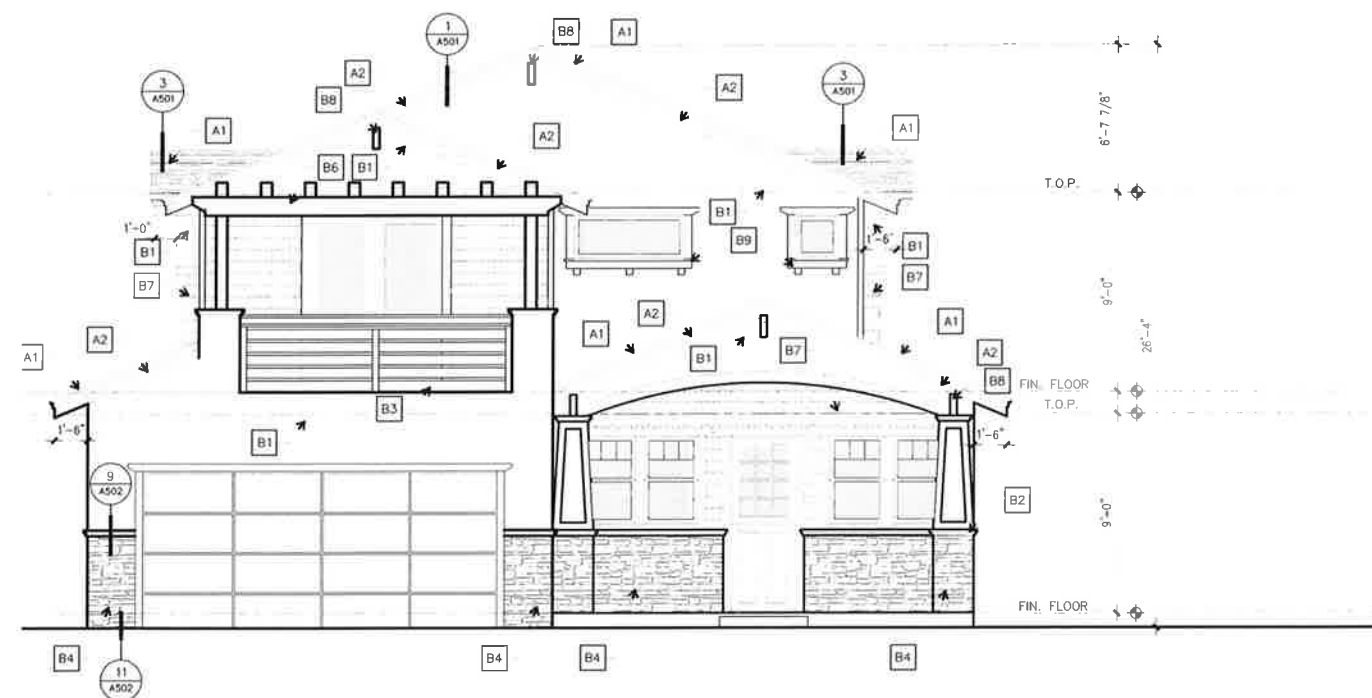
LEFT ELEVATION
1/4" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"

ELEVATION NOTES

- A. ROOF:
- (N) COMP. SHINGLES, SEE SHEET T101 FOR ROOF SPEC'S
 - 2x FASCIA BD. WITH 1x TRIM
 - FLASHING
- B. EXTERIOR FINISH:
- 7/8" STUCCO FINISH - OVER METAL LATH AND (2) LAYERS OF GRADE D BUILDING PAPER
 - TRIM CAP AT PILASTER
 - WOOD RAILING SEE DTL 14/A502
 - STONE VENEER BASE
 - 2x EXPOSED RAFTER TAILS
 - STAINED WOOD DECK COVERING
 - SHAKER SHINGLE SIDING- OVER (2) LAYERS OF GRADE D BUILDING PAPER
 - WOOD OUTRIGGERS
 - WOOD WINDOW SILL
 - WOOD TRIM



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RUDY MORALES
DESIGNER

| REVISIONS | | |
|-----------|------|---------|
| NO. | DATE | REMARKS |
| | | |
| | | |

PROJECT TITLE
NEW HOMES

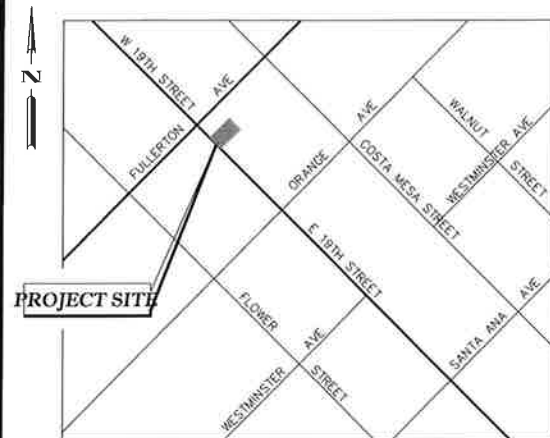
JOB ADDRESS
160 19TH STREET
COSTA MESA, CA 92627

LEGAL DESCRIPTION
APN- 42603103
LOT - 172
P.M.- NEW PORT HEIGHTS
BLOCK -

OWNER
SOUTH POINTE EQUITIES LLC
28379 RANCHO CALIFORNIA RD.
STE. 106 TEMECULA, CA 92591
Tel: 951-676-2773

JOB NO.: 2013-013
DATE: 11/01/13
DRAWN BY: RM
CHECKED BY: RM
DRAWING SHEET

VICINITY MAP
N.T.S.



TENTATIVE PARCEL MAP FOR CONDOMINIUM PURPOSES

PARCEL MAP NO. 2013-157

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA

DATE OF SURVEY: AUGUST 2013

OWNER / DEVELOPER:

SOUTH POINTE EQUITIES LLC
29379 RANCHO CALIFORNIA #106
TEMECULA, CA 95191
P- 1.951.676.2773

SITE ADDRESS:

160 E. 19TH STREET
COSTA MESA, CA 92627

DATE OF PREPARATION:

AUGUST 2013

LEGAL DESCRIPTION:

BEING A PORTION OF LOT 172, NEWPORT HEIGHTS TRACT PER BOOK 4 PAGE 83 OF MISCELLANEOUS MAPS, ORANGE COUNTY OFFICIAL RECORDS. BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT, 454 FEET NORTHWESTERLY FROM THE MOST SOUTHERLY CORNER OF SAID LOT; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF SAID LOT, 50 FEET; THENCE NORTHWESTERLY PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT, 137.63 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE SOUTHWESTERLY OF SAID LOT, 50 FEET; THENCE SOUTHWESTERLY PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 137.63 FEET TO THE POINT OF BEGINNING.

ASSESSOR'S PARCEL NUMBER:

APN: 426-031-03

SETBACK REQUIREMENTS:

FRONT SETBACK: 20'-0"
SIDEYARD SETBACK: 5'-0"
REARYARD SETBACK: 20'-0"

EASEMENTS:

CITY DEDICATION: 2'-6"
ALLEY DEDICATION: 7'-6"

BENCHMARK:

ELEVATIONS FOR THIS SURVEY ARE BASED ON ORANGE COUNTY BENCHMARK 1E-100-74. BENCHMARK ELEVATION=95.626'

BASIS OF BEARINGS:

BASIS OF BEARINGS FOR THIS MAP IS NORTH 49°20'38" WEST ALONG 19TH STREET AS SHOWN ON PARCEL MAP 2008-122, AS SHOWN ON THAT MAP RECORDED IN BOOK 373, PAGE 1-2, OF PARCEL MAPS IN THE OFFICE OF THE ORANGE COUNTY RECORDER.

PROPOSED USE:

2 SINGLE FAMILY HOMES.

FLOOD ZONE:

ZONE X, OUTSIDE OF 500 YEAR FLOOD BOUNDARIES.

AREA SUMMARY:

EXISTING AREA OF SITE: 6881 S.F. (.16ACS)
PROPOSED AREA OF SITE: 6511 S.F. (.15 ACS)

SYMBOLS/LEGEND

- MONUMENT FOUND (AS NOTED)
- () INDICATE RECORDED DATA
- FF FINISHED FLOOR
- SQ. FT. SQUARE FEET
- ACS ACRES
- PARCEL BOUNDARY
- 2'-0" CONTOUR INTERVAL
- STREET CENTERLINE
- W — WATER LINE
- S — SEWER LINE

NOTES:

- EXISTING/PROPOSED LAND USE: SINGLE-FAMILY RESIDENCES. 160 EAST 19TH STREET, COSTA MESA, CALIFORNIA
- EXISTING PROPERTY USE IMMEDIATELY SURROUNDING SUBDIVISION: SINGLE-FAMILY RESIDENCES

SURVEYOR'S CERTIFICATE

I, KACIE A. PLOUFF, CERTIFY THAT I AM LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF CALIFORNIA (REF. NO. 9013) I FURTHER CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A TOPOGRAPHIC SURVEY CONDUCTED UNDER MY SUPERVISION AT THE REQUEST OF BILL PARKER.



KACIE A. PLOUFF

